FORM D

141273°

UNITED STATES
RITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

MITED OFFERING EXEMPTION

FORM D

ENOTICE OF SALE OF SECURITIES PURSUASE TO REGULATION D, 2095 TION 4(6), AND/OR

SI	EC USE ONLY
Prefix	Serial
	l
	DATE RECEIVED

Name of Offering (check if this is an air	endment and name h	as changed, and indica	ite change.)	
Eden Prairie 1031, L.L.C.				
Filing Under (Check box(es) that apply):	☐ Rule 504	Rule 505	Rule :	Section 4(6) DULOF
Type of Filing: New Filing	Amendment			
	A. BAS	IC IDENTIFICATION	ON DATA	
1. Enter the information requested about th	e issuer			
Name of Issuer (check if this is an amount	endment and name ha	s changed, and indica	te change.)	I TORNI DEVI NOME BENT NOME BENT NOME HOND WELL OF THE FOR
Eden Prairie 1031, L.L.C.				07078125
Address of Executive Offices	(Number and Street	, City, State, Zip Code	:)	Telephoi.
2901 Butterfield Road, Oak Brook	, Illinois 60523			(630) 218-4916
Address of Principal Business Operations	(Number and Street	, City, State, Zip Code	:)	Telephone Number (Including Area Code)
(if different from Executive Offices)				PROCESSED
Brief Description of Business				CFD a
The acquisition and sale of undivid	led tenant in comm	on interests in real	property.	SEP 2 4 2007
Type of Business Organization				HOMSON
☐ corporation	limited partners	ship, already formed		☑ other (please specify): FINANCIAL
■ business trust	☐ limited partners	ship, to be formed		limited liability company
Actual or Estimated Date of Incorporation Jurisdiction of Incorporation or Organizatio	n: (Enter two-letter		breviation fo	
	CN for Canada: I	FN for other foreign ji	insaiction)	DE

GENERAL INSTRUCTIONS

Fodom

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

When to File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where to File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

State

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

- ATTENTION-

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.

A. BASIC IDENTIFICATION DATA 2. Enter the information requested for the following: · Each promoter of the issuer, if the issuer has been organized within the past five years; Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the · Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and · Each general and managing partner of partnership issuers. ☐ Beneficial Owner ☐ Executive Officer ☐ Director General and/or Check Box(es) that Apply: Managing Partner Full Name (Last name first, if individual) Inland Real Estate Exchange Corporation Business or Residence Address (Number and Street, City, State, Zip Code) 2901 Butterfield Road, Oak Brook, Illinois 60523 Check Box(es) that Apply: ☑ Promoter ☐ Beneficial Owner ☐ Executive Officer ☐ Director ☐ General and/or Managing Partner Full Name (Last name first, if individual) Eden Prairie Exchange, L.L.C. Business or Residence Address (Number and Street, City, State, Zip Code) 2901 Butterfield Road, Oak Brook, Illinois 60523 Check Box(es) that Apply: □ Promoter ■ Beneficial Owner ☐ Executive Officer ☐ Director ☐ General and/or **Managing Partner** Full Name (Last name first, if individual) Eden Prairie 1031, L.L.C. Business or Residence Address (Number and Street, City, State, Zip Code) 2901 Butterfield Road, Oak Brook, Illinois 60523 Check Box(es) that Apply: □ Promoter ■ Beneficial Owner ■ Executive Officer □ Director ☐ General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Check Box(es) that Apply: □ Promoter Beneficial Owner ■ Executive Officer □ Director ☐ General and/or **Managing Partner** Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Check Box(es) that Apply: Promoter ■ Beneficial Owner ☐ Executive Officer □ Director ☐ General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Check Box(es) that Apply: Promoter ☐ Beneficial Owner □ Executive Officer □ Director General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code)

				В.	INFORMA	ATION ABO	OUT OFFE	RING				
								-			Yes	No
1. Has	the issuer s	sold, or doe	s the issue	r intend to	sell, to non	-accredited	d investors	in this offe	ring?		. 🗆	\boxtimes
			Α	nswer also	in Append	dix, Colum	n 2, if filin	g under UL	.OE.			
2. Wha	it is the mir	imum inve	estment tha	t will be a	cepted fro	m any indi	vidual?				. \$	340,213*
					•	•					Yes	No
3. Does	s the offeri	ng permit j	oint owner	ship of a si	ngle unit?.	***************************************			*************	***************************************		No
com offer and/	mission or ring. If a p or with a st	similar ren erson to be ate or state	nuneration listed is and s, list the r	for solicita associated ame of the	tion of pur d person or broker or	chasers in agent of a dealer. If n	be paid or connection broker or conore than fin formation	with sales dealer regis ve (5) pers	of securition stered with ons to be li	the SEC isted are		
Full Na	me (Last n	ame first, i	f individua	I)	•							, ,
	use Accou											
	s or Reside		•			ite, Zip Co	de)					
	1 Butterf			ok, IL 603	023							
	ind Securit											
	n Which Pe			ited or Inte	ends to Sol	icit Purcha	sers					
											All States	
[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[HI]	[ID]
	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	[OR]	[PA]
[RI]	[SC]	[SD]	[TN]	[TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]
	me (Last n т, Kathlee		f individua	1)								
Busines	ss or Reside	nce Addre							•••		-	
	f Associate			,	,							-
Roy	al Alliance	Associate	s, Inc.									
	n Which Pe eck "All St										🗆 A	Il States
[AL]	[AK]	[AZ]	[AR]	[<u>CA</u>]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[HI]	[ID]
[IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]
[MT]	[NE]	[NV]	[NH]	[N]]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	[OR]	[PA]
[RI]	[SC]	[SD]	[TN]	[TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]
Full Na	me (Last n	ame first, i	f individua	1)								
Busines	ss or Reside	ence Addre	ss (Numbe	r and Stree	t, City, Sta	te, Zip Co	de)	, , , , , , , , , , , , , , , , , , , 				
Name o	of Associate	ed Broker o	or Dealer					•				
	n Which Pe eck "All St										🗆 A	Il States
[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	(HI)	[ID]
[IL]	[/III]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]
[MT]	[NE]	[NV]	[NH]	[N]	[NM]	[NY]	[NC]	[ND]	[ОН]	[ок]	[OR]	[PA]
[RI]	[SC]	[SD]	[TN]	[TX]	[UT]	(VT)	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]

^{*} A smaller amount may be accepted by the company, in its sole discretion.

	C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF	OF P	ROCEED	S			
1.	Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if answer is "none" or "zero." If the transaction is an exchange offering, check this box \(\square\) and indicate in the columns below the amounts of the securities offered for exchange and already exchanged						
	Type of Security		Aggregat ffering Pr		A	mount Al Sold	ready
	Debt	\$	-0-		\$	-0-	
	Equity	\$	-0-		S	-0-	
	☐ Common ☐ Preferred				· <u>·</u>		
	Convertible Securities (including warrants)	s	-0-		S	-0-	
	Partnership Interests	<u>s</u>	-0-		\$	-0-	
	Other (Specify Undivided fractional interests in real estate)	\$	9,525,957	7	\$	656,000	
	Total	\$	9,525,957	7	\$	656,000	
	Answer also in Appendix, Column 3, if filing under ULOE.						
	Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."					Aggreg	ate.
			Number Investors			Aggrega Oollar Am of Purcha	ount
	Accredited Investors	_	2		<u>\$</u>	656,000	
	Non-accredited Investors	_	-0-		<u>\$</u>	-0-	
	Total (for filings under Rule 504 only)				S		
	Answer also in Appendix, Column 4, if filing under ULOE.						
	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C – Question 1.						
			Type of		Г	Oollar Am	ount
	Type of Offering		Security	•		Sold	
	Rule 505				<u>s</u>		
	Regulation A			_	<u>\$</u>		
	Rule 504	_			<u>\$</u>		
	Total				<u>\$</u>	•••	
l.a	s. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.						
	Transfer Agent's Fees			\boxtimes	\$	-0-	
	Printing and Engraving Costs			\boxtimes	\$	-0-	
	Legal Fees		•••••	\boxtimes	\$	109,869	
	Accounting Fees	•••••		\boxtimes	S	-0-	
	Engineering Fees			\boxtimes	\$	-0-	
	Sales Commission (specify finders' fees separately)			\boxtimes	\$	574,430	
	Other Expenses (identify) Marketing			\boxtimes	\$	95,738	
	Total			\boxtimes	\$	780,037	

			 					
C. OFFERING PRICE	E, NUMBER OF INVESTORS, EXPENSE	S AND USE OF	PROCEEDS					
b. Enter the difference between the aggregate offering price given in response to Part C - Question 1 and total expenses furnished in response to Part C - Question 4.a. This difference is the "adjusted gross proceeds to the issuer."								
each of the purposes shown. If the amou check the box to the left of the estimate.	nt for any purpose is not known, furnish The total of the payments listed must eq	an estimate and	d					
			Payments to Officers, Directors & Affiliates		Payments To Others			
Salaries and fees			\$		\$			
Purchase of real estate			\$	⊠	\$ 8,482,789			
Purchase, rental or leasing and instal	llation of machinery and equipment	🗆	\$		\$			
Construction or leasing of plant buil	dings and facilities		<u>s</u>		\$			
offering that may be used in exchang	ge for the assets or securities of another i	issuer	\$		<u>\$</u>			
					\$			
Working capital			\$		\$			
Other (specify): Acquisition Fee, C	&O Expenses, Closing Costs	🗵	\$ 159,131	⊠	\$ 104,000			
Column Totals			\$ 159,131	×	\$ 8,586,789			
Total Payments Listed (column total	s added)		⊠ <u>s</u>	8,745,	920			
	D. FEDERAL SIGNATURE							
owing signature constitutes an undertakin	g by the issuer to furnish to the U.S. Sec	urities and Exc	hange Commissi	on, up	on written			
er (Print or Type)	Signature		Date					
n Prairie 1031, L.L.C.	Patricia a Coloss	-	9/12	107				
ne of Signer (Print or Type)	Title of Signer (Print or Type)							
ricia A. DelRosso	President, Inland Real Estate Exchang 1031, L.L.C.	e Corporation,	the sole member	of Ed	en Prairie			
	Enter the difference between the aggrega and total expenses furnished in response gross proceeds to the issuer."	Enter the difference between the aggregate offering price given in response to Prand total expenses furnished in response to Part C — Question 4.a. This difference gross proceeds to the issuer." Indicate below the amount of the adjusted proceeds to the issuer used or propose each of the purposes shown. If the amount for any purpose is not known, furnish check the box to the left of the estimate. The total of the payments listed must eagross proceeds to the issuer set forth in response to Part C — Question 4.b above. Salaries and fees Purchase of real estate Purchase, rental or leasing and installation of machinery and equipment Construction or leasing of plant buildings and facilities Acquisition of other businesses (including the value of securities involved in offering that may be used in exchange for the assets or securities of another pursuant to a merger) Repayment of indebtedness Working capital Other (specify): Acquisition Fee, O&O Expenses, Closing Costs Column Totals Total Payments Listed (column totals added). D. FEDERAL SIGNATURE issuer has duly caused this notice to be signed by the undersigned duly authorize owing signature constitutes an undertaking by the issuer to furnish to the U.S. See test of its staff, the information furnished by the issuer to any non-accredited inveered for the payments and the property of the staff of Signature. Signature It to Signature It to Signature (Print or Type) Title of Signer (Print or Type) President, Inland Real Estate Exchang	Enter the difference between the aggregate offering price given in response to Part C – Question and total expenses furnished in response to Part C – Question 4.a. This difference is the "adjusted gross proceeds to the issuer." Indicate below the amount of the adjusted proceeds to the issuer used or proposed to be used for each of the purposes shown. If the amount for any purpose is not known, furnish an estimate and check the box to the left of the estimate. The total of the payments listed must equal the adjusted gross proceeds to the issuer set forth in response to Part C – Question 4.b above. Salaries and fees Purchase of real estate Purchase, rental or leasing and installation of machinery and equipment Construction or leasing of plant buildings and facilities Acquisition of other businesses (including the value of securities involved in this offering that may be used in exchange for the assets or securities of another issuer pursuant to a merger). Repayment of indebtedness Working capital Other (specify): Acquisition Fee, O&O Expenses, Closing Costs Total Payments Listed (column totals added). D. FEDERAL SIGNATURE issuer has duly caused this notice to be signed by the undersigned duly authorized person. If this owing signature constitutes an undertaking by the issuer to furnish to the U.S. Securities and Excest of its staff, the information furnished by the issuer to any non-accredited investor pursuant to er (Print or Type) Prairie 1031, L.L.C. Title of Signer (Print or Type) President, Inland Real Estate Exchange Corporation,	and total expenses furnished in response to Part C — Question 4.a. This difference is the "adjusted gross proceeds to the issuer." Indicate below the amount of the adjusted proceeds to the issuer used or proposed to be used for each of the purposes shown. If the amount for any purpose is not known, furnish an estimate and check the box to the left of the estimate. The total of the payments listed must equal the adjusted gross proceeds to the issuer set forth in response to Part C — Question 4.b above. Payments to Officers, Directors & Affiliates Salaries and fees	Enter the difference between the aggregate offering price given in response to Part C – Question I and total expenses furnished in response to Part C – Question 4.a. This difference is the "adjusted gross proceeds to the issuer." Indicate below the amount of the adjusted proceeds to the issuer used or proposed to be used for each of the purposes shown. If the amount for any purpose is not known, furnish an estimate and check the box to the left of the estimate. The total of the payments listed must equal the adjusted gross proceeds to the issuer set forth in response to Part C – Question 4.b above. Payments to Officers, Directors & Affiliates Salaries and fees			

-ATTENTION—

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

	E. STATE SIGNATURE		
	presently subject to any of the disqualification provisions	Yes	No ⊠
	See Appendix, Column 5, for state response.		
2. The undersigned issuer hereby undertakes Form D (17 CFR 239.500) at such times a	to furnish to any state administrator of any state in which this notice is first required by state law.	led, a noti	ce on
3. The undersigned issuer hereby undertake issuer to offerees.	es to furnish to the state administrators, upon written request, information	n furnishe	d by the
Limited Offering Exemption (ULOE) of t	e issuer is familiar with the conditions that must be satisfied to be entitled to be state in which this notice is filed and understands that the issuer claiming that these conditions have been satisfied.		
The issuer has read this notification and known undersigned duly authorized person.	ows the contents to be true and has duly caused this notice to be signed of	on its beha	lf by the
Issuer (Print or Type)	Signature Date		
Eden Prairie 1031, L.L.C.	Patricia a. Allosso 9/12	107	
Name (Print or Type)	Title (Print or Type)		
Patricia A. DelRosso	President, Inland Real Estate Exchange Corporation, the sole member of 1031, L.L.C.	f Eden Pr	airie

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

APPENDIX

1		2	3	3 4 5							
	Intend to non-ac	to sell ccredited s in State	Type of security and aggregate offering price offered in state (Part C-Item 1)		Type of investor and amount purchased in State (Part C-Item 2)				Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)		
		.,		Accredited							
State	Yes	No		Investors	Amount	Investors	Amount	Yes	No		
AL											
AK											
_AZ											
AR									0		
CA		⊠	Beneficial interests in statutory trust \$9,525,957	1	\$356,000	-0-	-0-		⊠		
со											
СТ											
DE											
DC											
FL											
GA											
НІ											
ID											
IL		×	Beneficial interests in statutory trust \$9,525,957	l	\$ 300,000	-0-	-0-		⊠		
IN											
IA	ū										
KS											
KY											
LA											
ME											
MD							. =				
МА											
MI											
MN							<u></u>				
MS											
МО											
МТ				!					□		
NE											
NV											
NH								0			
NJ											

APPENDIX

1	Intend to non-a investors	to sell ccredited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)	Type of investor and amount purchased in State (Part C-Item 2)			5 Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)			
				Number of Accredited		Number of Non-Accredited				
State	Yes	No		Investors	Amount	Investors	Amount	Yes	No	
NM										
NY										
NC										
ND										
ОН										
ОК										
OR										
PA										
RI										
SC										
SD										
TN				,						
TX					<u>.</u>					
UT										
VT										
VA										
WA							====			
wv										
WI										
WY										
PR										

